

## 2.0 Survey Methodology

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Archival research, staff interviews, and visual site inspections (VSIs) were used to obtain the necessary information for preparation of this EBS. The general methodology is described below.

### 2.1 Existing Investigation Documents

Existing investigation documents were provided by the BRAC Environmental Coordinator at HAAF. Documents reviewed include site investigations, groundwater and soil sampling reports, UST reports, closure reports, and others. A complete list of the documents reviewed is included in Appendix A.

### 2.2 Federal, State And Local Government Regulatory Records

A detailed record search of federal, state and local records was performed to identify areas where storage (for one year or more), release, or disposal of hazardous substances or any petroleum product or its derivatives has occurred. Also, a review was conducted of all reasonably obtainable federal, state and local government records for each adjacent facility where there has been a release of any hazardous substance or petroleum product that is likely to cause, or contribute to, contamination at HAAF. A list of the agency records reviewed follows. All agency records were accessed through the use of an electronic database provided by VISTA Information Solutions (VISTA). This database was queried for adjacent properties based on the minimum search distances recommended by the American Society for Testing and Materials (ASTM) guidelines for conducting Phase I Site Assessments. The search encompassed an area located within a 4-mile radius of a reference point centrally located at HAAF to ensure that adjacent properties within a 1-mile radius were captured respectively for both Hospital Hill and POL Hill.

Agency records reviewed:

VISTA environmental database, which includes:

- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
- National Priorities List (NPL)
- California Sites Priorities List (SPL), database provided by Cal EPA, DTSC
- California Sites Database (SCL), database provided by DTSC
- Resource Conservation and Recovery Information System—Treatment, Storage, and Disposal Facilities (RCRIS-TSD) and RCRIS-TSDC, which are RCRIS-TSDs subject to corrective action under RCRA

- Resource Conservation and Recovery Information System—Large Quantity Generators (RCRIS-LQG)
- Resource Conservation and Recovery Information System—Small Quantity Generators (RCRIS-SQG)
- RCRIS Corrective Action Sites (CORRACTS)
- Emergency Response Notification System (ERNS)
- California Leaking Underground Storage Tank Information System (LUST) and LUSTs for various regions (LUST-REGs): for Region 1 – Active Toxic Site Investigations; Region 2 – Fuel Leak List; Region 6 – Leaking Underground Storage Tanks
- California UST and USTs for the City of Sebastopol (UST-SEBA), the City of Healdsburg (UST-HEAL), the City of Santa Rosa (UST-SR), the City of San Rafael (UST-CO-SR), Sonoma County (UST-CO-SON), and the City of Petaluma (UST-PETA)
- California Aboveground Storage Tanks (AST)
- Spills for Region 1 – Active Toxic Site Investigations and Region 2 – SLIC Site List (SPILLS)
- California Solid Waste Inventory System and USGS Solid Waste Landfills (SWLF); and the City of Los Angeles Landfills, Transfer Stations (SWLF-CO)
- No Further Remedial Action Planned Sites (NFRAP)
- Waste Management Unit Data System (WMUDS)

A summary of the VISTA report is provided in Appendix B

## 2.3 Aerial Photographs

Historical aerial photographs were not reviewed. A complete review of historical aerial photos was conducted during the CERFA Report (Earth Tech., 1994) preparation. Pertinent information obtained through the review of aerial photographs in the CERFA Report is included in this EBS where appropriate.

## 2.4 Interviews

Current and past key personnel were interviewed to gather relevant information regarding the two BRAC Parcels at HAAF. The purpose of the interviews conducted during the development of the EBS was primarily to support the categorization of each of the parcels into one of the seven DoD categories. The interviews were structured to obtain information to close data gaps that were identified during the records search and VSI phases of the EBS.

Interviews for the EBS were conducted between September and December 2000. Individuals interviewed included Mr. Brad Call (USACE), Mr. Keith Montag (USACE), Mr. Ed Keller (HAAF BRAC Environmental Coordinator), Mr. Hyland Morrow (USACE), Mr. Hugh

Ashley (USACE), Ms. Peggy Llewellyn (URS Corporation), Mr. John McGuire (IT Group), Mr. Tim Anenson (IT Group), and Mr. Franck Hackett (IT Group).

## 2.5 Visual Site Inspection

The visual inspection team used information gathered from the archival research and interviews to identify possible contaminant source areas and exposure pathways. Features inspected included buildings, floors, drains, soils and vegetation at Hospital Hill, and vegetation, soil, and the former locations of structures at POL Hill. The visual inspection team also examined adjacent properties to identify potential sources of contamination that might have migrated or could migrate onto the HAAF Parcels.

### 2.5.1 Visual Site Inspection Approach

The VSI for HAAF was conducted by an inter-disciplinary team. The initial approach to the VSI included a review and understanding of the following:

- Health and safety issues related to the protection of the VSI team members conducting the inspection,
- Scope of work for the EBS, its requirements, limitations, and level of effort,
- Historical and current information on the site, buildings and structures, processes, operational practices and management procedures conducted at Hospital Hill and POL Hill,
- Coordination with staff for access, and
- Assessing information derived from the interview and research teams to identify key data gaps.

### 2.5.2 Purpose of the Visual Site Inspection

The primary purpose of the VSI is to provide documentation to be used as supporting evidence for the classification of each of the BRAC Parcels into one of the seven DoD categories. VSI forms were produced to document the findings for Hospital Hill and POL Hill.

### 2.5.3 Visual Site Inspection Summary Overview

VSIs were conducted at Hospital Hill and POL Hill on September 7, 2000. These site inspections were performed to resolve any major differences between historical information, information on past operations and practices at the parcels, and information gained from the interviews of more experienced personnel at HAAF. Features inspected included buildings, floors, drains, soils and vegetation at Hospital Hill, and vegetation, soil, and the former locations of structures at POL Hill. Pertinent information obtained through the VSIs is included in this EBS where appropriate.

### 2.5.4 VSIs of HAAF Adjacent Properties

VSIs were conducted for the adjacent properties surrounding Hospital Hill and POL Hill on September 7, 2000. These observations included both those properties immediately adjacent

to the Hospital Hill and POL Hill fencelines and properties beyond the adjacent property parcels. These inspections were performed to identify potential sources of contamination that might have migrated or could migrate and impact Hospital Hill or POL Hill. Pertinent information obtained through the VSIs is included in this EBS where appropriate.

## 2.6 Title Documents

The chain-of-title and transfer documents for the HAAF Parcels, which document the time the Army acquired the installation, were reviewed during preparation of the CERFA Report. These documents were furnished by USACE, Sacramento District. CERCLA 120(h)(4)(A)(ii) requires review of the “recorded chain of title documents regarding the real property.” For the CERFA assessment, USAEC requested a review of HAAF installation tract maps and transfer documents to identify the prior property owners at the time of transfer to the Army. The purpose of this review was to collect additional information concerning the prior use and environmental condition of the property associated with Hospital Hill and POL Hill at the time of transfer to the Army. Previous ownership and the dates of transfer to the Army are provided on a 1948 real estate map included in the CERFA Report (Earth Tech., 1994). This figure is included in Appendix C. According to USACE Real Estate personnel, this information has not changed since the production of the CERFA report.